THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5212
Parcel ID: 040-00-0-053.00

Property Address:
7343 Old Hickory Boulevard, Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 1321444 DEEDWARR
09/12/2025 10:06:30 AM 5 pgs
Fees: $28.00 Taxes: $10,408.10
20250912-0072919

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Austin T Burton & Anna Burton
5115 Whites Creek Pk
Whites Creek, TN 37189

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, CECIL DAVIS SHERRILL, JR,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **AUSTIN THOMAS BURTON and ANNA BURTON, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Parcel One: Map 040-00-0-053.00

Being a tract of land in the 3rd Council District of Davidson County Tennessee and being a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD-20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/24/24 as follows:

Beginning at an existing concrete highway monument in the southeasterly margin of Old Hickory Blvd., said monument being a common corner to Tract 2 of the same survey and being located N 64°45'02" E, 186.65' from an existing concrete highway monument at the most northeast corner of Migration Partners, LLC in DB-20221215 0129968 R.O.D.C.T. and being the most northwest corner of herein described tract; Thence now leaving Tract 2 with said margin for the next 3 calls: N 48°21'24"E 164.44' to an existing concrete highway monument; Thence N 54°34'20"E 236.70' to a point; Thence N 46°51'03"E 404.17' to a point at the intersection of the southeasterly margin and the centerline of a drain, said point being witnessed by a railroad spike, said spike being N 13°55'25'W" 15' from said point; Thence now leaving said margin with new lines for the next 2 calls: S 13°55'25"E 691.84' to a point in the center of the creek; Thence N 80°16'11"E 651.19' to a set iron pin in the westerly line of Austin Burton, Etux. SA-20230111 0002365 R.O.D.C.T; Thence with said Burton S 07°43'06"E 102.28' to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Burton with Tract 2 for the next 5 calls: S 79°41'46"W 199.94' to a set iron pin; Thence N 89°00'06"W 251.82' to a set iron pin; Thence S 79°55'51"W 195.97' to a set iron pin; Thence S 74°42'22"W 710.45' to a set iron pin; Thence N 15°05'13"W 406.98' to the point of beginning containing 10.59 acres.
The above-described tract is subject to a Piedmont gas easement.
The recording of this deed will create a 20' wide sewer easement, said easement will lay 10' either side and parallel to the existing sewer on the date of the survey.

Being the same property conveyed to Cecil Davis Sherrill, Jr. a married man, by Quitclaim Deed to Create a new Parcel from Cecil Davis Sherrill, Jr. a married man dated June 28, 2024, of record in Instrument No. 20240708-0050515, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Cecil Davis Sherill, Jr. by Deed

from Cecil Davis Sherrill, Jr. Administrator of the Estate of Ada Louise Sherrill, dated April 23, 2003, of record in Instrument No. 20030430-0057787, in the Register's Office for Davidson County, Tennessee.

Parcel Two: Map 040-00-0-022.00

Being a tract of land in the 3rd Council District of Davidson County Tennessee, and a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD- 20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. 2095 dated 05/19/ 25 as follows:

Beginning at an existing iron pin in the northerly margin of Old Hickory Blvd., said pin being a corner Austin Burton in BK-20230111 0002365 R.O.D.C.T., and the most south east corner of herein described tract; Thence now leaving said Burton with said margin for the next six calls: S 75°00'47" W, 101.78' to a pc of a curve to the left; Thence with a curve to the left having a radius of 1508.00', cord & cord bearing of S 60°53'16" W, 723.49', and a length of 730.61' to a point; Thence S 46°50'33" W, 390.55' to a point; Thence S 54°34'20" W, 240.08' to an existing Hwy monument; Thence S 80°25'55" W, 93.27' to an existing Hwy monument; Thence S 60°55'47" W, 306.40' to a point in the center of Whites Creek; Thence now leaving said margin with said Whites Creek for the next eleven calls: N 02°05'32" E, 154.78'; Thence N 03°23'36" E, 216.58'; Thence N 04°00'28" E, 251.05'; Thence N 01°02'22" E, 106.98'; Thence N 15°04'16" W, 189.24'; Thence N 04°12'50" E, 122.27'; Thence N 23°11'22" E, 141.49'; Thence N 28°48'29"E, 126.66'; Thence N 22°30'43" E, 272.03'; Thence N 23°51'36" E, 107.61'; Thence now leaving said creek with the line of Sonny Me Color Legacy Trust in QCD- 20180118 0005509 R.O.D.C.T. and generally with an old fence for the next seven calls: N 87°02'00" E, 159.65' to a 36" oak tree; Thence N 79°53'11" E, 238.95' to a 16" cedar tree; Thence N 35°29'11" E, 218.42' to a 18" maple tree; Thence N 51°48'16" E, 324.72' to a 18" maple tree; Thence N 66°54'23" E, 213.99'to a 16" elm tree; Thence N 69°33'10" E, 210.17' to an existing iron pin; Thence N 71°22'51" E, 134.96' to an existing iron pin; Thence S 04°37'30" W, 303.40' to a point; Thence S 01°15'42" W, 339.59' to an existing post; Thence S 84°31'44" W, 88.81' to an existing post; Thence S 01°25'03" E, 109.39' to a hackberry tree; Thence S 07°27'42" E, 127.13' to a triple hackberry tree; Thence s 07°20'34" E, 558.18' to the point of beginning containing 50.18 acres.

The above-described tract includes a cemetery, said cemetery is served by the existing farm road and is described as follows:
Beginning at a green metal post, said post being S 86°09'53" W, 1120.70' from the southeast corner of the above described tract, said post being the southeast corner of herein described cemetery; Thence S 84°20'11"W, 98.78' to a metal post; Thence N 22°52'05" W, 109.11' to a metal post; Thence N 30°50'56" E, 149.55' to a metal post; Thence S 41°11'32" E, 108.86' to a metal post; Thence S 03°12'03' W, 137.48' to the point of beginning containing 0.526 acres.

The above-described cemetery has a 25' non-disturbance buffer.

Parcel Three: Map 040-00-0-054.00

Being a tract of land in the 3rd Council District of Davidson County Tennessee, and a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD- 20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. 2095 dated 05/19/ 25 as follows:

Beginning at an existing iron pin in the southerly margin of Old Hickory Blvd., said pin being a corner Austin Burton in BK-20230111 0002365 R.O.D.C.T., and the most northwest corner of herein described tract; Thence now leaving said margin with said Burton for the next two calls: S 06°50'18" E, 895.28' to an existing post; Thence S 07°42'57" E, 35.06' to an existing iron pin, said pin being a corner to Cecil Davis Sherrill known as map 40, parcel 53.00 T.A.O.D.C.T.; Thence with said Sherrill for the next two calls: S 80°16'19" W, 651.19' to a point; Thence N 13°55'25" W, 691.89' to an existing iron pin in the center of a drain and in the southerly margin of Old Hickory Blvd. Thence

with said margin for the next two calls; Thence with a curve to the right having a radius of 1448.00', cord & cord bearing of N 60°53'05" E, 694.67'; Thence N 75°05'36" E, 93.29' to the point of beginning containing 13.64 acres.

The above-described tract is subject to a Piedmont Natural Gas Easement, see easement project no. 1733485 dated 03/01/12, for details.
The above-described tract is subject to a 20' metro sewer easement, see project no. 73-5-77 easement no. 12 for details.
The above-escribed tract is also subject to a 20' wide sewer easement lying 10' either side and parallel to the existing sewer running generally along the creek.

Being a portion of the same property conveyed to CECIL D. SHERRILL, VELLA M. SHERRILL, MINNIE E. SHERRILL, MARY F. SHERILL AND ADA L. SHERRILL, by Warranty Deed from J. D. Ham, dated May 26, 1947, of record in Book 1489, page 437, Register's Office for Davidson County, Tennessee.
VELLA M. SHERRILL, having died testate, 5/13/1987, and by her Last Will and Testament, of record in Will Book 159, page 113, Probate #88-02330, Probate Clerk for Davidson County, Tennessee, devised her interest in subject property to Minnie Edith Sherrill, Ada Louise Sherrill, Mary Florence Sherrill and Cecil Davis Sherrill.

MARY FLORENCE SHERRILL, having died testate, June 4, 1993, and by her Last Will and Testament, of record in Will Book 186, page 93, Probate #93P-1094, Probate Court for Davidson County, Tennessee, devised her interest in said property to Minnie Edith Sherrill and Ada Louise Sherrill.

CECIL DAVIS SHERRILL, SR. having died intestate, May 4, 1995, his interest in said property devised to his Heirs at Law, Retha Reed Sherrill and Cecil Davis Sherrill, Jr. Pursuant to Affidavit of Heirship of record in Instrument No. 20010731-0081200, Register's Office for Davidson County, Tennessee. Retha Reed Sherrill conveyed by Quitclaim Deed, reserving a life Estate interest to Cecil Davis Sherrill, Jr. of record in Book 20030110-0004630, Register's Office of Davidson County, Tennessee. Retha Reed Sherrill having since died in 2009, said life estate interest no longer exists.

MINNIE EDITH SHERRILL, having died testate, March 15, 1998, her interest devised to Ada Louise Sherrill, pursuant to her Last Will and Testament probated in the Probate Court of Davidson County, Tennessee.

ADA LOUISE SHERRILL, having died testate, January 23, 2002, and by her Last Will and Testament, Probate #02P-256, Probate Clerk for Davidson County, Tennessee, devised her interest in subject property to Cecil Davis Sherrill, Jr. Further being a portion of the same property conveyed to Cecil Davis Sherill, Jr. by Deed from Cecil Davis Sherrill, Jr. Administrator of the Estate of Ada Louise Sherrill, dated April 23, 2003, of record in Instrument No. 20030430-0057787, in the Register's Office for Davidson County, Tennessee.

Cecil Davis Sherrill Jr. has a 100% undivided interest in said property.

This is improved property known as, 7343 Old Hickory Boulevard, Whites Creek, TN 37189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001.

3. Gas Easement of record in Instrument No. 20120424-0035086, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record in Book 5141, page 664, Register's Office for Davidson County, Tennessee.

5. Expanded Sewer Easement of record in Instrument No. 20240702-0049925 Register's Office for Davidson County, Tennessee.

6. Restrictions and Easements of record in Deed Book 410, page 106, Deed Book 871, page 132, Deed Book 1036, page 27 and Deed Book 1148, page 494, Register's Office for Davidson County, Tennessee.

7. Cemetery Agreement of record in Book 833, page 591, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 4 day of September, 2025.

CECIL DAVIS SHERRILL, JR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CECIL DAVIS SHERRILL, JR, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4 day of September, 2025.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $2,813,000.00.

Affiant

SWORN TO and subscribed before me on this 11 day of September, 2025.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires:
10/24/2029

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/4/2025 (date of document).

Jennifer Russell
Affiant Signature

9/11/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

